1995 Status of Residential Land in Edmonton(Suburban Areas)

Area Structure Plan	Registrations	Servicing	Building Permits Issued				Lot Supply (Vacant Parcels)				
	Single Units	Single Units	Single Units	Row Units	Apartment Units	Total Units	Single Units	Row (parcels)	Row (ha)	Apart. (parcels)	Apart. (ha)
Castle Downs	-	-	0	0	0	0	24	8	5.28	1	0.06
Castle Downs Ext.	65	0	59	0	0	59	135	27	2.99	0	0
Clareview,Hermitage Steele Heights	32	0	55	27	63	145	199	33	25.98	10	7.55
Kaskitayo	-	10	3	2	0	5	31	6	6.97	5	3.73
Lake District	203	352	123	10	0	133	359	59	11.46	2	1.93
The Meadows	0	0	54	0	0	54	132	2	3.2	0	0
Mill Woods	14	14	127	0	0	127	350	53	24.53	16	12.32
The Palisades	0	0	49	0	0	49	157	4	6.86	0	0
Pilot Sound	0	0	131	0	0	131	281	20	5.64	0	0
Riverbend	20	25	140	12	0	151	407	107	14.2	2.2	1.82
Twin Brooks	68	68	250	15	67	332	303	5	5.5	1	0.5
West Jasper Place	8	60	130	7	122	259	375	25	20.21	18	15.11
Lewis Farms	0	0	61	0	0	61	125	0	0	0	0
Blackburne	3	0	35	8	0	43	82		-	0	0
ASP AREAS TOTAL	**413**	**529**	**1217**	**81**	**252**	**1549**	**2960**	**349**	**133**	**55**	**43**

Source: City of Edmonton, Planning and Development

Definitions:

Registrations are defined as parcels legally established within a plan of subdivision as recorded with Alberta Land Titles Office.

Servicing refers to lots that have complete underground servicing and, at a minimum, gravelled access roads.

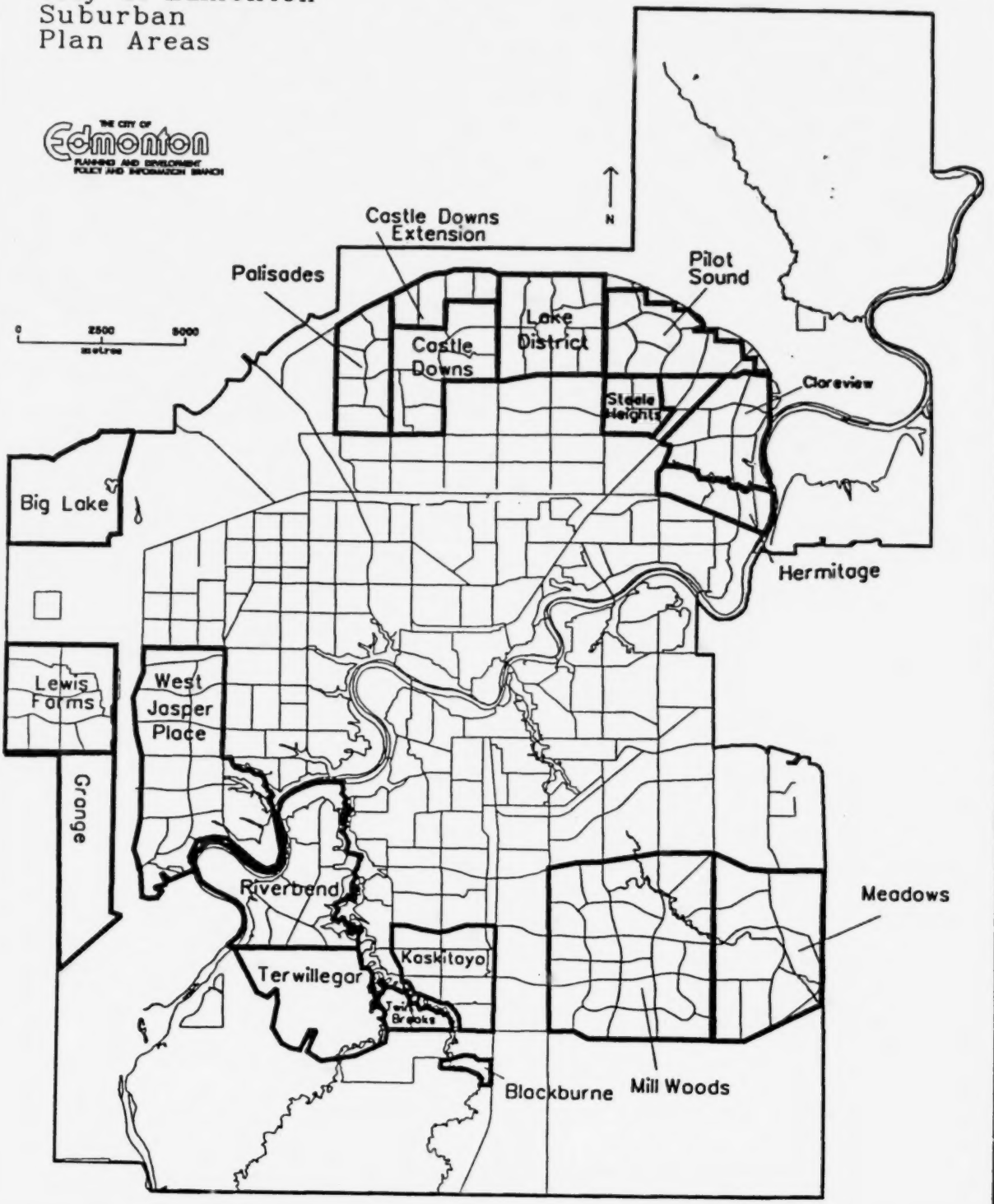
Building permits are defined as approvals for dwelling units by the Planning and Development Department.

Lot supply refers to vacant parcels that are available for new buildings; the majority of these parcels are fully serviced.

For more detailed information call Tim Ford at 496-6071

Map 1

City of Edmonton Suburban Plan Areas



City of Edmonton, Serviced Single Family Lot Supply by ASP, 1981-1995

		1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995
NORTH	Lake District	687	825	718	606	406	374	217	361	236	363	315	149	112	52	359
	Castle Downs	920	769	465	463	231	202	119	110	72	61	54	23	21	24	24
	Castle Downs Extension							0	69	44	130	95	226	154	100	135
	Palisades							48	65	61	7	27	272	200	89	157
NORTHEAST	Clareview	513	648	519	492	256	312	298	249	153	175	144	169	258	184	199
	Pilot Sound							0	0	33	79	43	461	604	324	281
WEST	West Jasper Place	1479	2042	1647	1227	851	716	670	753	678	769	727	610	514	480	375
	Lewis Farms										0	186	187	238	193	125
	The Grange										0	0	0	0	0	0
SOUTHWEST	Riverbend	1003	940	737	610	526	700	726	585	576	700	627	445	710	327	407
	Terwillegar										0	0	0	0	0	0
	Twin Brooks							52	61	28	147	132	116	291	136	303
	Kaskitayo	1062	1182	733	548	331	231	155	149	121	112	110	20	24	23	31
	Blackburne										0	0	36	187	97	82
SOUTHEAST	Mill Woods	2997	2601	2297	2215	1597	1482	1161	737	480	779	698	672	389	336	350
	Meadows				132	153	129	179	148	190	261	213	206	394	149	132
TOTAL		**8661**	**9007**	**7116**	**6293**	**4351**	**4146**	**3625**	**3287**	**2672**	**3583**	**3371**	**3592**	**4096**	**2514**	**2960**

Source: Status of Residential Land Reports, various years, City of Edmonton Planning and Developement , SELUS

Note: For 1992 and 1993 the reporting methodology for counting vacant lots was changed. The lot supply for these years may include lots that are only partially serviced.

For more information contact: Tim Ford 496-6071

1995 Residential Activity in Castle Downs

Castle Downs Neighbourhoods	Registrations	Servicing	Building Permits Issued				Lot Supply (Vacant Parcels)				
	Single Units	Single Units	Single Units	Row Units	Apartment Units	Total Units	Single Units	Row (parcels)	Row (ha)	Apart. (parcels)	Apart. (ha)
Baranow	-	-									
Baturyn	-	-					4	2	2.2		
Beaumaris	-	-					3	3	3.0		
Caernarvon	-	-					9	1	0.1		
Carlisle	-	-					1			1	0.1
Dunluce	-	-					3	1	0.0		
Lorelei	-	-					4	1	0.0		
Castle Downs Total	-	-	0	0	0	0	24	8	5	1	0

Source: Building Inspection Branch, SELUS

1995 Residential Activity in Clareview, Hermitage and Steele Heights

Clareview, Hermitage and Steele Heights Neighbourhoods	Registrations	Servicing	Building Permits Issued				Lot Supply (Vacant Parcels)				
	Single Units	Single Units	Single Units	Row Units	Apartment Units	Total Units	Single Units	Row (parcels)	Row (ha)	Apart. (parcels)	Apart. (ha)
Clareview											
Bannerman							1				
Belmont	5		12			12	69				
Fraser	8		9	11		20	7	2	1.4		
Hairsine										2	1.3
Kernohan			16	7		23	49	1	2.0		
Kirkness							1	7	2.9	1	1.6
Sifton Park											
Town Centre					63	63		4	6.7		
Hermitage											
Cannon Ridge								2	0.3	3	0.7
Homesteader	19						4	4	1.0		
Overlanders			3	9		12	29	5	5.7		
Steele Heights											
McLeod			0				1				
York			15			15	33	7	5.8	1	0.7
Casselman							5	1	0.4	3	3.1
Clareview, Hermitage, Steele Heights Total	32	0	55	27	63	145	199	33	25.98	10	7.55

Source: Building Inspection Branch, SELUS

1995 Residential Activity in Castle Downs Extension

Castle Downs Extension Neighbourhoods	Registrations	Servicing	Building Permits Issued				Lot Supply (Vacant Parcels)				
	Single Units	Single Units	Single Units	Row Units	Apartment Units	Total Units	Single Units	Row (parcels)	Row (ha)	Apart. (parcels)	Apart. (ha)
Elsinore			13			13	52	24	1.1		
Canossa	65		46			46	83	3	1.91		
Castle Downs Extension Total	65	0	59	0	0	59	135	27	2.99	0	0

Sources: Building Inspection Branch, SELUS

104-04096/

1995 Residential Activity in Kaskitayo

Kaskitayo Neighbourhoods	Registrations	Servicing	Building Permits Issued				Lot Supply (Vacant Parcels)				
	Single Units	Single Units	Single Units	Row Units	Apartment Units	Total Units	Single Units	Row (parcels)	Row (ha)	Apart. (parcels)	Apart. (ha)
Bearspaw	-	-					2	1	0.1	1	1.2
Blue Quill	10	10	3			3	12				
Ermineskin	-	-					1	2	3.04	2	1.6
Keheewin	-	-		2		2		1	1.52	2	1.0
Skyrattler	-	-									
Steinhauer	-	-					16	2	2.32	0	
Sweet Grass	-	-									
Kaskitayo Total	-	10	3	2	0	5	31	6	7.0	5	3.73

ilding Inspection Branch, SELUS

1995 Residential Activity in Lake District

Lake District Neighbourhoods	Registrations	Servicing	Building Permits Issued				Lot Supply (Vacant Parcels)				
	Single Units	Single Units	Single Units	Row Units	Apartment Units	Total Units	Single Units	Row (parcels)	Row (ha)	Apart. (parcels)	Apart. (ha)
Belle Rive		164	46	10		56					
Crystallina Nera											
Eaux Claires							113	23.0	5		
Joviz											
Lago Lindo			1			1					
Mayliewan			30			30	228	35	4.1	2.0	2
Ozerna	203	188	26			26	18	1	2.6		
Schonsee											
Town Centre											
Klarvatten			20			20					
Lake District Total	203	352	123	10	0	133	359	59	11.5	2	2

Source: Building Inspection Branch, SELUS

City of Edmonton, Single Family Residential Servicing by ASP, 1981-1995

		1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	Total
NORTH	Lake District	875	383	221	56	39	162	91	291	106	218	87	83	54	142	352	3160
	Castle Downs	72	57	24	100	65	117	0	33				0	0	0	0	468
	Castle Downs Extension								74	81		70	117	76	65	0	483
	Palisades							56	58	131	0	39	219	87	72	0	662
NORTHEAST	Clareview	75	252	0	0	0	34	101	0	0	99	0	230	170	55	0	1016
	Pilot Sound									80	158		404	317	77	0	1036
WEST	West Jasper Place	581	1040	249	13	172	231	354	330	266	299	383	281	121	200	60	4580
	Lewis Farms											240	62	85	60	0	447
	The Grange													0	0	0	0
SOUTHWEST	Riverbend	929			28	284	347	351	182	270	449	163	164	417	106	25	3715
	Terwillegar												0	0	0	0	0
	Twin Brooks							66	83		314	72	118	257	342	68	1320
	Kaskitayo	120	175			80	92	113	23				0	0	0	10	613
	Blackburne												66	54	27	0	147
SOUTHEAST	Mill Woods	1073					52	91	65	6	563	244	703	476	71	14	3358
	Meadows				132	58	0	107	71	132	132	0	116	189	56	0	993
TOTAL		3725	1907	494	329	698	1035	1330	1210	1072	2232	1298	2563	2303	1273	529	21998

Source: Status of Residential Land Reports, various years, City of Edmonton Planning and Development

February 1996

For more information contact: Tim Ford, 496-6071

City of Edmonton, Single Family Residential Building Permits by ASP, 1981-1995

		1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	Total	Average 81-95
NORTH	Lake District	188	239	327	162	198	126	200	158	266	221	150	138	40	80	123	**2616**	**174**
	Castle Downs	236	153	140	102	148	147	113	47	40	34	14	13	2	0	0	**1189**	**79**
	Castle Downs Extension								5	47	54	35	163	80	54	59	**497**	**62**
	Palisades							8	50	78	56	17	103	122	94	49	**577**	**64**
NORTHEAST	Clareview	435	96	114	30	30	58	85	145	98	102	37	80	173	114	55	**1652**	**110**
	Pilot Sound									47	96	76	300	268	191	131	**1109**	**158**
WEST	West Jasper Place	488	456	670	379	535	389	392	224	456	425	275	330	221	138	130	**5508**	**367**
	Lewis Farms											44	115	68	71	61	**359**	**72**
	The Grange																**0**	
SOUTHWEST	Riverbend	217	65	215	141	238	250	338	345	363	434	173	313	225	149	140	**3606**	**240**
	Terwillegar												0	0	0	0	**0**	**0**
	Twin Brooks							12	71	64	124	75	157	203	176	250	**1132**	**126**
	Kaskitayo	168	153	229	189	188	146	89	94	32	10	2	3	0	1	3	**1307**	**87**
	Blackburne												30	43	81	35	**189**	**47**
SOUTHEAST	Mill Woods	1886	545	300	82	123	169	424	545	359	474	456	646	362	304	127	**6802**	**453**
	Meadows				15	22	27	64	76	94	136	39	121	144	76	54	**868**	**72**
SUBURBAN TOTAL		**3618**	**1707**	**1995**	**1100**	**1482**	**1312**	**1725**	**1760**	**1944**	**2166**	**1393**	**2512**	**1951**	**1529**	**1217**	**27411**	**1827**
INNER CITY		692	474	541	197	370	359	527	483	567	403	355	235	264	221	48	**5736**	**382**
TOTAL		**4310**	**2181**	**2536**	**1297**	**1852**	**1671**	**2252**	**2243**	**2511**	**2569**	**1748**	**2747**	**2215**	**1750**	**1265**	**33147**	**2210**

Source: Status of Residential Land Reports, various years, City of Edmonton Planning and Developement

For more information contact: Tim Ford, 496-6071

1995 Residential Activity in Mill Woods

Mill Woods Neighbourhoods	Registrations	Servicing	Building Permits Issued				Lot Supply (Vacant Parcels)				
	Single Units	Single Units	Single Units	Row Units	Apartment Units	Total Units	Single Units	Row (parcels)	Row (ha)	Apart. (parcels)	Apart. (ha)
Bisset			1	0	0	1		4	0.2	4	2.9
Crawford Plains			6	0	0	6	3			1	0.2
Daly Grove			0	0	0	0	1				
Ekota			0	0	0	0					
Flynn Dell			0	0	0	0					
Greenview			0	0	0	0	2				
Hillview			0	0	0	0					
Jackson Heights			54	0	0	54	137	1	0.8		
Kameyosek			0	0	0	0					
Kiniski Gardens			58	0	0	58	185				
Lee Ridge			0	0	0	0					
Menisa			0	0	0	0		2	0.4		
Meyokumin	14	14	6	0	0	6	15	23	10.1		
Meyonohk			0	0	0	0	2			1	0.1
Michaels Park			0	0	0	0					
Minchau			0	0	0	0					
Pollard Meadows			0	0	0	0	2	2	1.6	5	2.4
Richfield			0	0	0	0					
Sakaw			0	0	0	0	2	1	0.3		
Satoo			2	0	0	2		1	1.6		
Tawa			0	0	0	0		2	2.4	5	6.7
Tipaskan			0	0	0	0					
Town Center			0	0	0	0		9	6.6		
Tweddle Place			0	0	0	0					
Weinlos			0	0	0	0	1	8	0.6		
Mill Woods Total	**14**	**14**	**127**	**0**	**0**	**127**	**350**	**53**	**24.5**	**16**	**12.3**

1994 Residential Activity in The Meadows

The Meadows Neighbourhoods	Registrations	Servicing	Building Permits Issued				Lot Supply (Vacant Parcels)				
	Single Units	Single Units	Single Units	Row Units	Apartment Units	Total Units	Single Units	Row (parcels)	Row (ha)	Apart. (parcels)	Apart. (ha)
Larkspur			46			46	100	2	3.2		
Wild Rose			8			8	32				
The Meadows Tota	0	0	54	0	0	54	132	2	3.2	0	0

Sources: Building Inspection Branch, SELUS

1995 Residential Activity in The Palisades

Palisades Neighbourhoods	Registrations	Servicing	Building Permits Issued				Lot Supply (Vacant Parcels)				
	Single Units	Single Units	Single Units	Row Units	Apartment Units	Total Units	Single Units	Row (parcels)	Row (ha)	Apart. (parcels)	Apart. (ha)
Oxford			11			11	66	1	1.9		
Cumberland			38			38	91	3	5.0		
The Palisades Total	0	0	49	0	0	49	157	4	6.9	0	0

Source: Building Inspection Branch, SELUS

1995 Residential Activity in Pilot Sound

Pilot Sound Neighbourhoods	Registrations	Servicing	Building Permits Issued				Lot Supply (Vacant Parcels)				
	Single Units	Single Units	Single Units	Row Units	Apartment Units	Total Units	Single Units	Row (parcels)	Row (ha)	Apart. (parcels)	Apart. (ha)
Matt Berry			28			28	64	3	1.3		
Hollick Kenyon			103			103	217	17	4.4		
Pilot Sound Total	**0**	**0**	**131**	**0**	**0**	**131**	**281**	**20**	**5.6**	**0**	**0**

Sources: Building Inspection Branch, SELUS

1995 Residential Activity in Riverbend

Riverbend Neighbourhoods	Registrations	Servicing	Building Permits Issued				Lot Supply (Vacant Parcels)				
	Single Units	Single Units	Single Units	Row Units	Apartment Units	Total Units	Single Units	Row (parcels)	Row (ha)	Apart. (parcels)	Apart. (ha)
Brander Gardens	3		1				11	2	0.4		
Brookside							4	1	0.5		
Bulyea Heights			39			39	98				
Falconer Heights			5			5	24	5	1.2		
Henderson Estate		25	13	2		15	87	27	4.8		
Carter Crest	17		58	10		68	162	4	6.3		
Ogilvie Ridge			1			1	7				
Ramsay Heights							14			1	1.8
Rhatigan Ridge			23			23		68	1.0	1.2	
Riverbend Total	20	25	140	12	0	151	407	107	14.2	2	2

Sources: Building Inspection Branch, SELUS

1995 Residential Activity in Twin Brooks

Twin Brooks Neighbourhoods	Registrations	Servicing	Building Permits Issued				Lot Supply (Vacant Parcels)				
	Single Units	Single Units	Single Units	Row Units	Apartment Units	Total Units	Single Units	Row (parcels)	Row (ha)	Apart. (parcels)	Apart. (ha)
	68	68	250	15	67	332	303	5	5.5	1	0.5
Twin Brooks Total	68	68	250	15	67	332	303	5	5.5	1	0.5

Source: Building Inspection Branch, SELUS

1995 Residential Activity in West Jasper Place

West Jasper Place Neighbourhoods	Registrations	Servicing	Building Permits Issued				Lot Supply (Vacant Parcels)				
	Single Units	Single Units	Single Units	Row Units	Apartment Units	Total Units	Single Units	Row (parcels)	Row (ha)	Apart. (parcels)	Apart. (ha)
Aldergrove							10				
Belmead			7			7	29	4	3.26		
Callingwood					71	71	3	2	0.3	2	1.4
Dechene			19			19	3				
Donsdale			2			2	6				
Gariepy							2				
Jamieson Place			10			10	22				
LaPerle							4				
Lymburn			3			3	13				
Oleskiw			16			16	94			1	1.2
Ormsby Place	8	60	28			28	70	1	0.6		
Summerlea							4	3	5.6	2	1.5
Terra Losa				7	51	58		8	9.6	11	10.5
Thorncliff							10	3	0.7	2	0.5
Wedgewood Heights			45			45	101	4	0.2		
Westridge							4				
West Jasper Place Total	**8**	**60**	**130**	**7**	**122**	**259**	**375**	**25**	**20**	**18**	**15**

Sources: Building Inspection Branch, SELUS

1995 Residential Activity in Lewis Farms

Lewis Farms Neighbourhoods	Registrations	Servicing	Building Permits Issued				Lot Supply (Vacant Parcels)				
	Single Units	Single Units	Single Units	Row Units	Apartment Units	Total Units	Single Units	Row (parcels)	Row (ha)	Apart. (parcels)	Apart. (ha)
Breckenridge			42			42	62	1	1.6		
Potter Greens			19			19	63				
Lewis Farms Total	0	0	61	0	0	61	125	0	0		

Sources: Building Inspection Branch, SELUS

1995 Residential Activity in Lewis Farms

Lewis Farms Neighbourhoods	Registrations	Servicing	Building Permits Issued				Lot Supply (Vacant Parcels)				
	Single Units	Single Units	Single Units	Row Units	Apartment Units	Total Units	Single Units	Row (parcels)	Row (ha)	Apart. (parcels)	Apart. (ha)
Breckenridge			42			42	62	1	1.6		
Potter Greens			19			19	63				
Lewis Farms Total	0	0	61	0	0	61	125	0	0		

Sources: Building Inspection Branch, SELUS

1995 Residential Activity in Blackburne

Blackburne Neighbourhoods	Registrations	Servicing	Building Permits Issued				Lot Supply (Vacant Parcels)				
	Single Units	Single Units	Single Units	Row Units	Apartment Units	Total Units	Single Units	Row (parcels)	Row (ha)	Apart. (parcels)	Apart. (ha)
	3		35	8	0	43	82				
Blackburne Total	3	0	35	8	0	43	82		-		

Sources: Building Inspection Branch, SELUS

Table 1 Suburban Residential Land Development: Edmonton

Single Family Activity	1995	%Change 95-94	1994	1993	1992	1991
Lots Registered	**413**	-73	1515	2136	2562	1693
Lots Serviced	**529**	-57	1236	2303	1979	1306
Permits Issued	**1217**	-20	1529	1951	2482	1349
Lot Supply (year end) *	**2960**	18	2514	4096	3592	3371
Multi Family Activity						
Permits Issued (units)	**333**	-50	664	1486	758	422

Source: City of Edmonton, Planning and Development Department

* Note: The lot supply figures are based on tax records that show the lot is vacant. Due to record keeping, lot supply differs from expected lot supply if calculated adding lot servicing to the previous year's supply and subtracting permits issued.